

Application for Architectural Review Board

*** This application must be filled out completely and signed before submittals are placed on the ARB agenda.**

The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.

APPLICANT INFORMATION

Name of Applicant: JERRY CANNON
Phone #: 618-420-5798
Email address of Applicant (for review comments): JCANNON@BENDARCHITECTS.COM

PROJECT PROPERTY INFORMATION

Address for proposed work: 7 WHITEGATE LANE
Zoning District: C Parcel ID # (St. Louis county record): 18L 340223
DESCRIPTION OF PROPOSED PROJECT: NEW SINGLE FAMILY RESIDENCE

Additional Information:

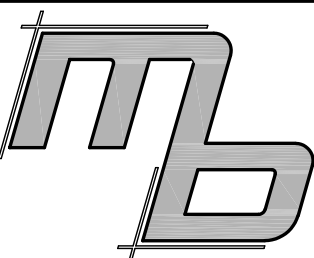
- Professionally sealed plans are not required for ARB review.
- Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board.
- Revised plans with any changes predicated by the ARB will need to be submitted with the building permit application to the Department of Planning and Development with final trustee approval (if applicable.)
- Projects approved by ARB should be submitted for building permits within 180 days or the ARB approval may become void.

By signing this application, you acknowledge that by submitting an incomplete application, your petition will not be added to the meeting agenda.

X Jerry Cannon Date: 3-3-2021

* This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision.

MAR 04 2021



MB Engineering, Inc.
14851 Remington Rd.
Marion, IL 62959
(314) 368-3040



Michael A. Buescher, P.E., Civil Engineering
Missouri P.E. E-2001018714
MB Engineering, Inc. Missouri Authority No.
E-2015041404

The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

PROJECT REVISION:

NO.	DATE:	DESCRIPTION:
1	02-12-21	FOR REVIEW
2	02-16-21	OWNER COMMENTS

7 Whitegate Lane
Ladue, MO 63124

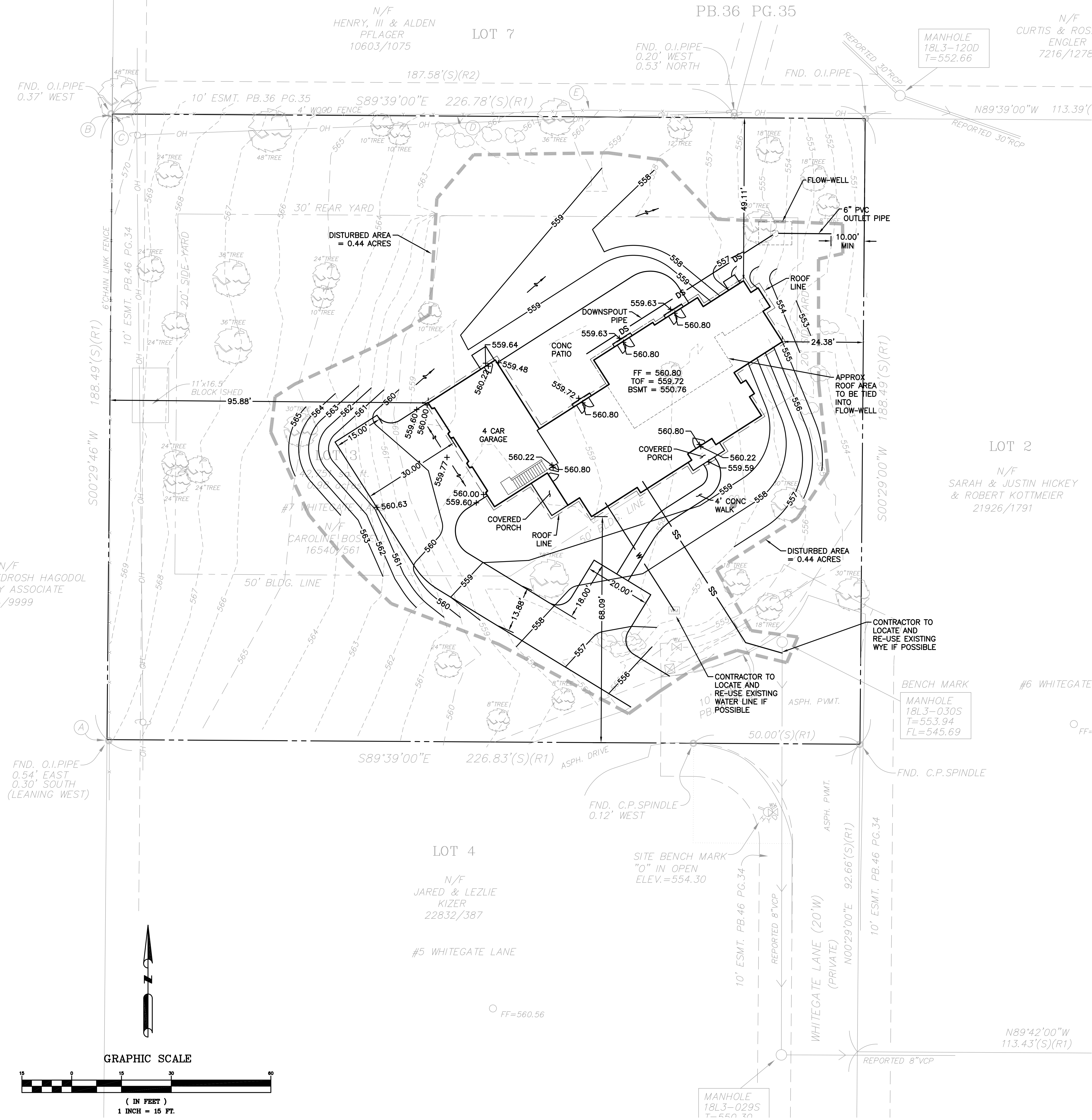
DATE: 02-12-21
DRAFTED BY: MB
APPRVD. BY: KB

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1

PROJECT NO: 20-483

LORENZO LANE
PB.36 PG.35



NOTES:

- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION BEFORE EXCAVATION OF TRENCHING TO AVOID DAMAGE THERETO.
- ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE FEATURES TO REMAIN. IF ANY DAMAGE OCCURS, THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL REPAIR ALL DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- CONTRACTOR SHALL CLEAN PUBLIC RIGHT-OF-WAY AND STREET DAILY DURING CONSTRUCTION ACTIVITIES.
- SANITARY SEWER SERVICE: NEW SANITARY SEWER LATERAL SHALL BE 6" PVC SLOPED AT 2% MINIMUM. FOLLOW ALL MSD STANDARDS FOR ROLL-IN WYE, TRENCHING AND BACKFILL. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER THE PROPOSED SEWER LATERAL. NO SEWER MAIN WAS SHOWN ON SURVEY AT THE TIME OF THIS DESIGN
- WATER SERVICE: NEW WATER SERVICE SHALL BE 1" WITH STANDARD RESIDENTIAL METER ACCORDING TO THE ST LOUIS CITY WATER STANDARDS. THE CONTRACTOR SHALL COORDINATE WITH ST LOUIS CITY WATER TO DETERMINE THE SIZE OF EXCAVATION NECESSARY FOR INSTALLATION OF THE 1" WATER SERVICE LINE, VALVE AND TAP. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, BACKFILL, AND THE SUPPLY AND INSTALLATION OF THE VALVE BOXES AND APPROPRIATE FRAME AND COVERS FOR THE 1" SERVICE LINE VALVE.
- GAS SERVICE (IF INSTALLED): SPIRE GAS COMPANY SHALL DESIGN AND CONSTRUCT GAS METER AND NEW GAS PIPING FROM THE BUILDING TO THE EXISTING GAS MAIN. CONTRACTOR TO PROVIDE GRANULAR BACKFILL IN ALL TRENCHES LOCATED BENEATH EXISTING OR FUTURE PAVEMENTS.

DIFFERENTIAL RUNOFF CALCULATIONS:

EXISTING AREA	AREA (SF)	COVERAGE	ACRES	PI	CFS
ROOF	3,096.27	7.24%	0.071	4.20	0.299
POOL	0.00	0.00%	0.000	0.00	0.000
PAVEMENT	5,179.96	12.12%	0.119	3.54	0.421
LAWN	34,474.33	80.64%	0.791	1.70	1.345
TOTALS	42,750.56	100.00%	0.981		2.065

PROPOSED AREA	AREA (SF)	COVERAGE	ACRES	PI	CFS
ROOF	4,077.75	9.54%	0.094	4.20	0.393
POOL	0.00	0.00%	0.000	2.50	0.000
PAVEMENT	5,963.20	13.95%	0.137	3.54	0.485
LAWN	32,709.61	76.51%	0.751	1.70	1.277
TOTALS	42,750.56	100.00%	0.981		2.154

TOTAL RUNOFF DIFFERENTIAL = 0.080 CFS

0.080 CFS OF ADDITIONAL STORMWATER RUNOFF NEEDS TO BE MITIGATED

15YR 20MIN VOLUME = 0.080 x 20 x 60 = 96.0 CUBIC FEET

ROOF AREA TO BE COLLECTED = 1000 SQ. FT. = 0.096 CFS

15YR 20MIN VOLUME = 0.096 x 20 x 60 = 115.2 CUBIC FEET

FLO-WELL DRY WELL VOLUME = 50 GALLONS = 6.68 CUBIC FEET

ROCK VOID STORAGE AROUND FLOW-WELL

= ((10 x 7 x 4) - 6.68) * 0.4 = 109.33 CUBIC FEET

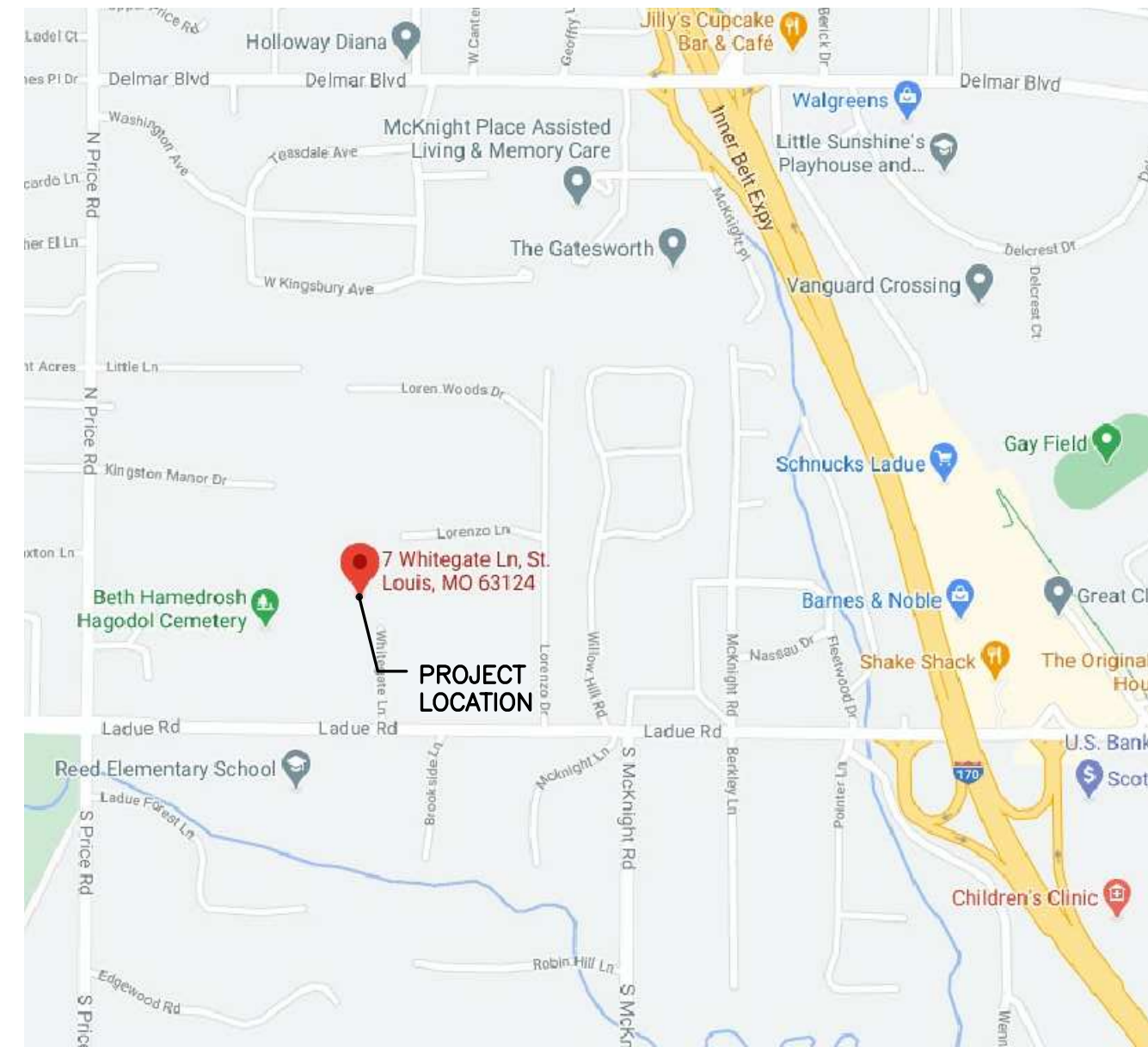
TOTAL VOLUME = 6.68 + 109.33 = 116.01 CUBIC FEET

STORMWATER MANAGEMENT FUTURE DISTURBANCE NOTE:

PROJECT DISTURBANCE = 0.44 ACRES

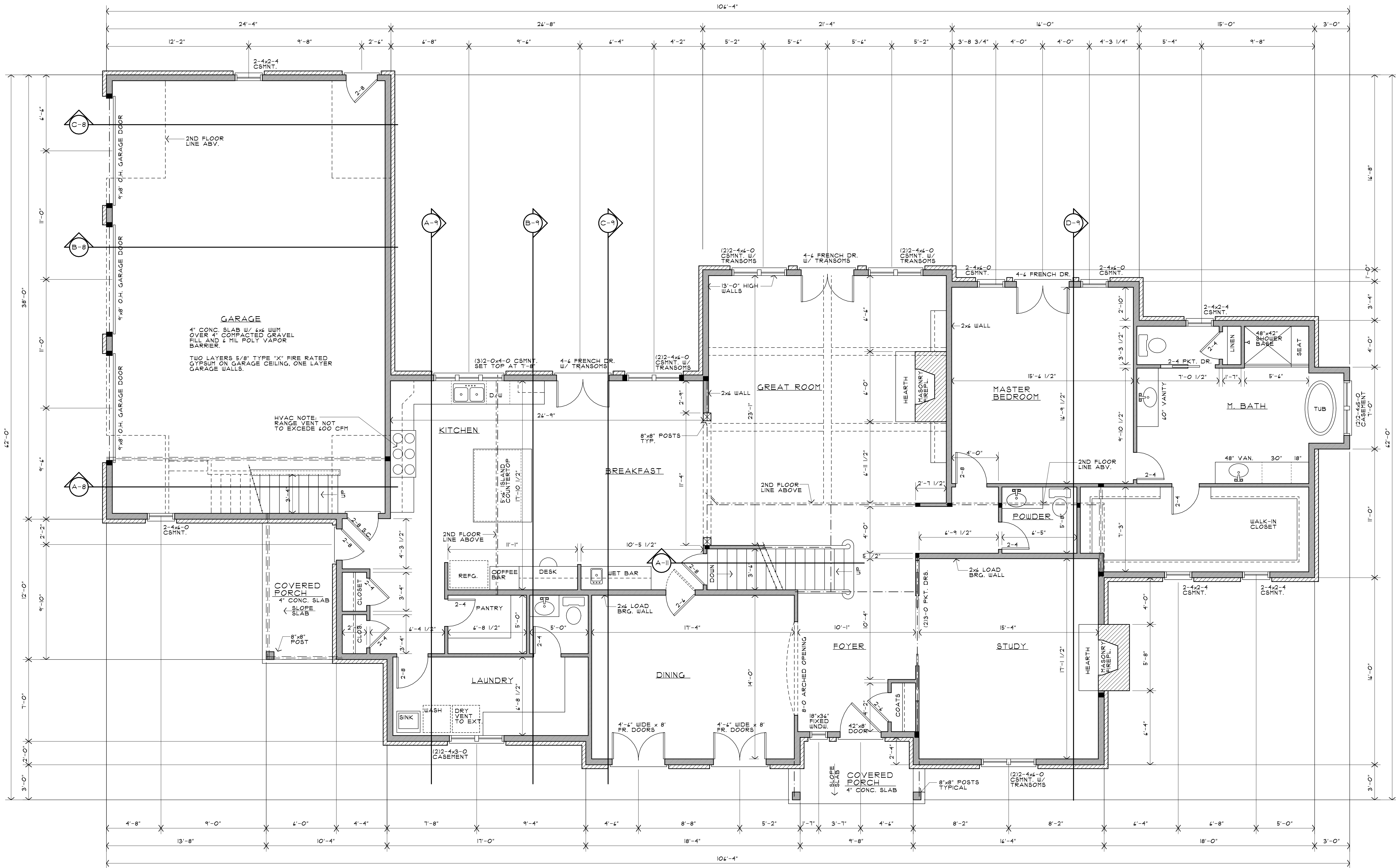
PROJECT RUNOFF DIFFERENTIAL = 0.080 CFS

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN.) DETENTION FOR ANY FUTURE DEVELOPMENT SHALL INCLUDE THESE IMPROVEMENTS AS WELL.



LOCATION MAP

BASEMAP 18L MSD REF. NO. 21MSD-00000



- FLOOR PLAN NOTES:**
1. ALL EXTERIOR WALLS ARE 4" THICK (INCLUDING EXT. WALL SHEATHING) AND ALL INTERIOR WALLS ARE 3 1/2" THICK UNLESS OTHERWISE NOTED ON FLOOR PLANS.
 2. ALL DOOR AND WINDOW HEADERS ARE 2-2x10'S W/ 1/2" PLYWOOD (SOLID) BETWEEN UNLESS OTHERWISE NOTED ON FLOOR PLANS.
 3. FOR MULTIPLE LAMINATED WOOD BEAM MEMBERS, REFER TO MANUFACTURER'S NAILING/BOLTING SPECIFICATIONS FOR TOP AND SIDE LOADING CONDITIONS.
 4. DRIVEWAY AND SIDEWALK DESIGN AND MATERIAL SELECTION BY OWNER/CONTRACTOR.
 5. ■ DENOTES 3-2x4 POST UNLESS OTHERWISE NOTED ON FLOOR PLANS. PROVIDE SOLID BLOCKING BELOW ALL POSTS TO FOUNDATION.
 6. NAILING SCHEDULE FOR BUILT-UP COLUMNS:
THREE 2x4 LAMINATIONS WITH ONE ROW OF STAGGERED 304 COMMON WIRE NAILS (D= 0.201", L= 4 1/2")
THREE 2x4 LAMINATIONS WITH TWO ROWS OF 304 COMMON WIRE NAILS (D= 0.201", L= 4 1/2")
ALL NAILS PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION.
 7. WINDOW SIZES SHOWN ARE THOSE OF EAGLE WINDOWS.
 8. SET ALL 1ST FLOOR WINDOWS AT 1'-0" ABOVE FLOOR LINE UNLESS OTHERWISE NOTED ON PLANS.

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

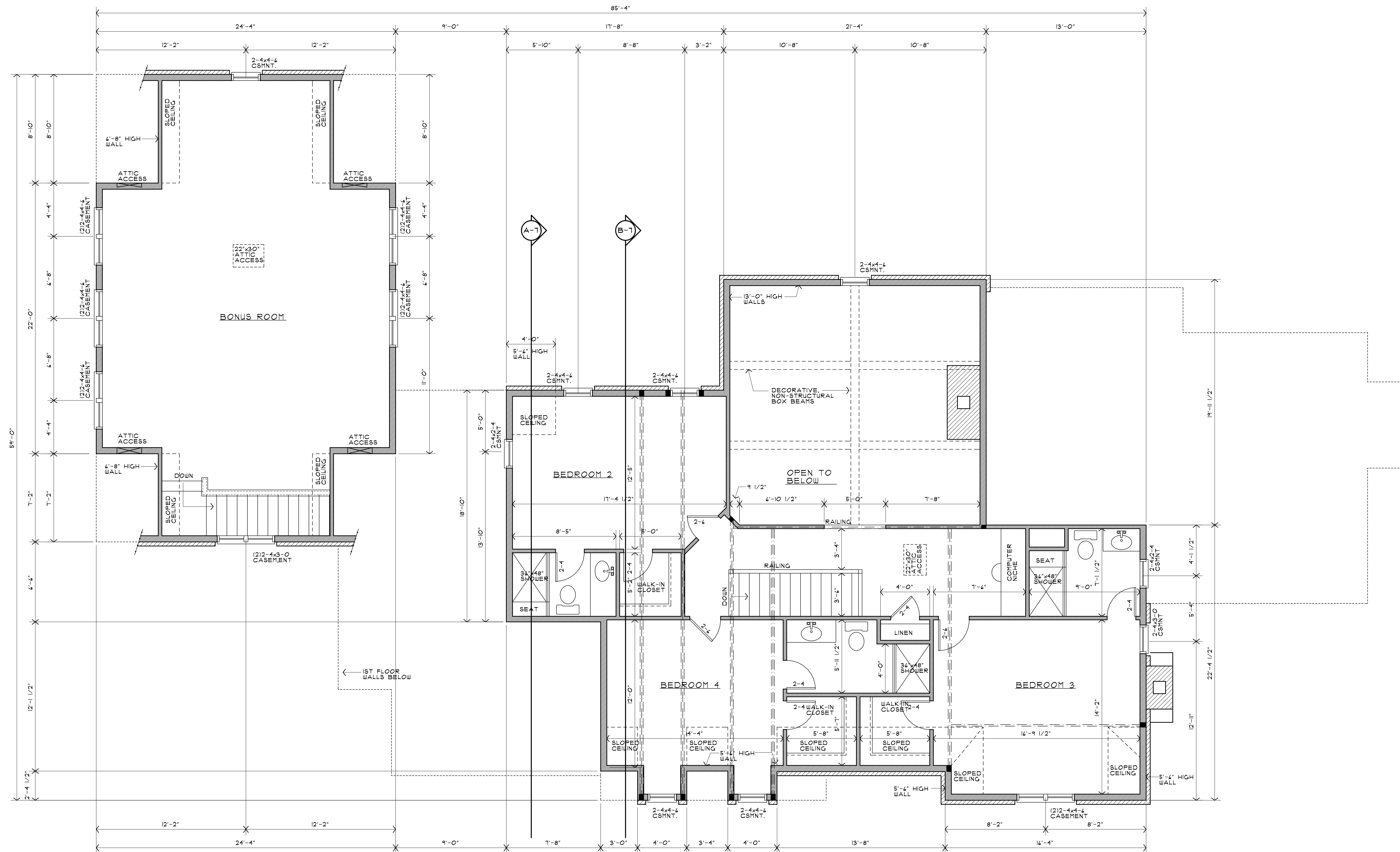
SQ. FT. HEATED LIVING SPACE	
1ST FLOOR	= 2,854
2ND FLOOR	= 1,229
HEATED TOTAL	= 4,083
BONUS RM.	= 712

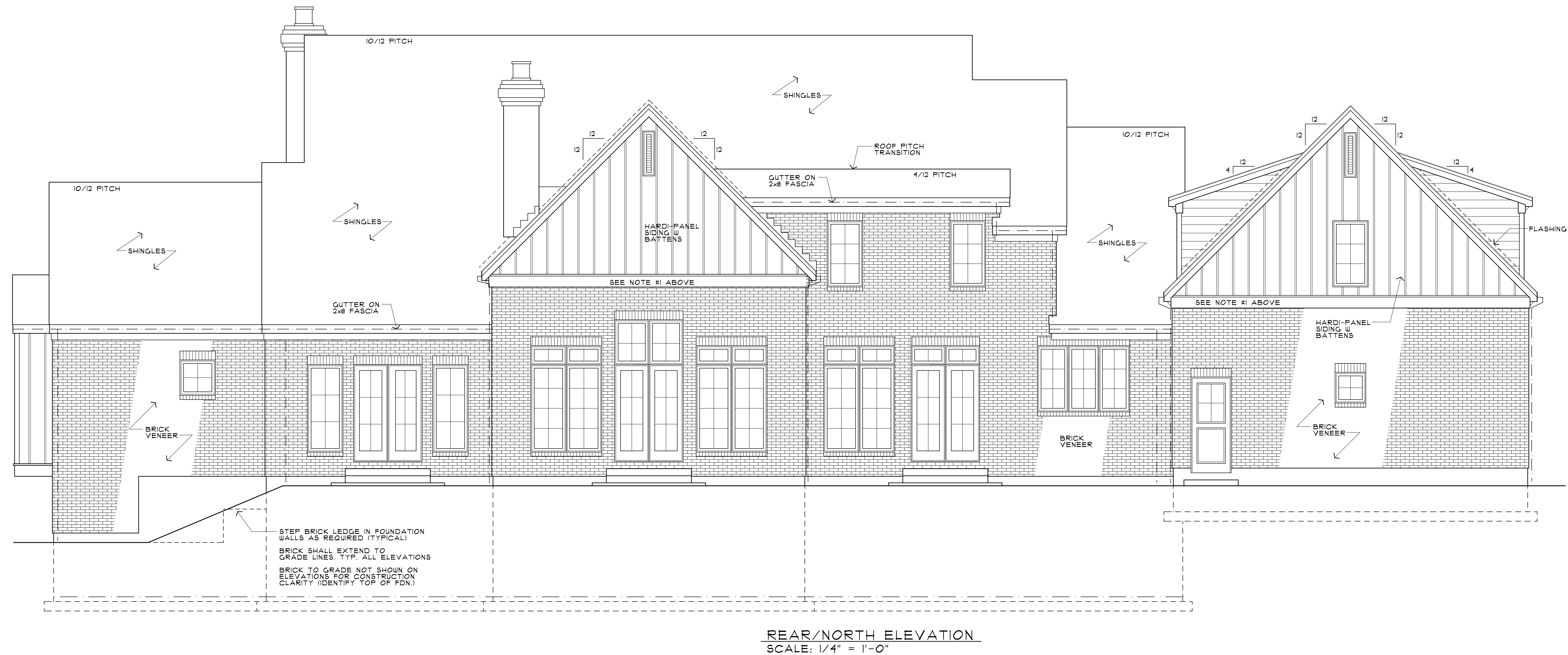
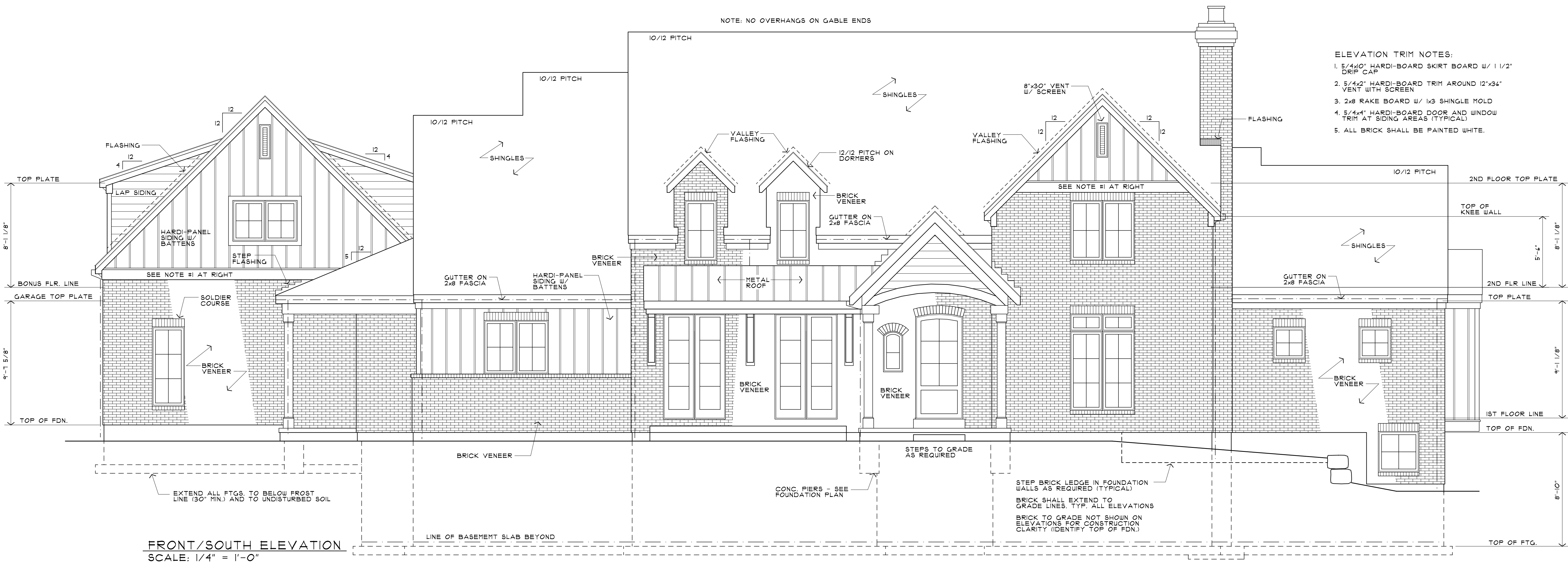
Proposed New Residence for:
Hennessey Development
7 Whitegate Lane
Ladue, MO 63124

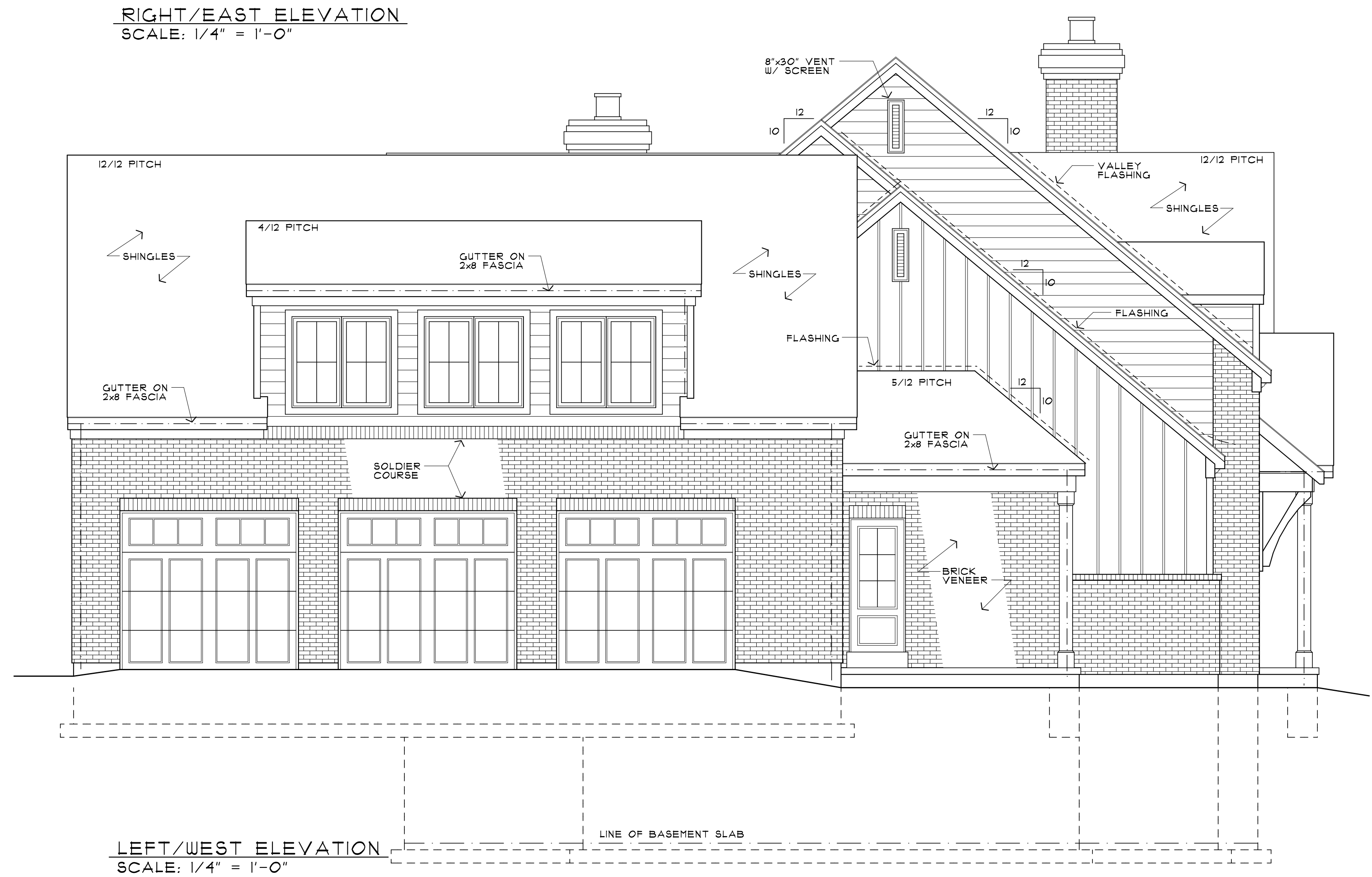
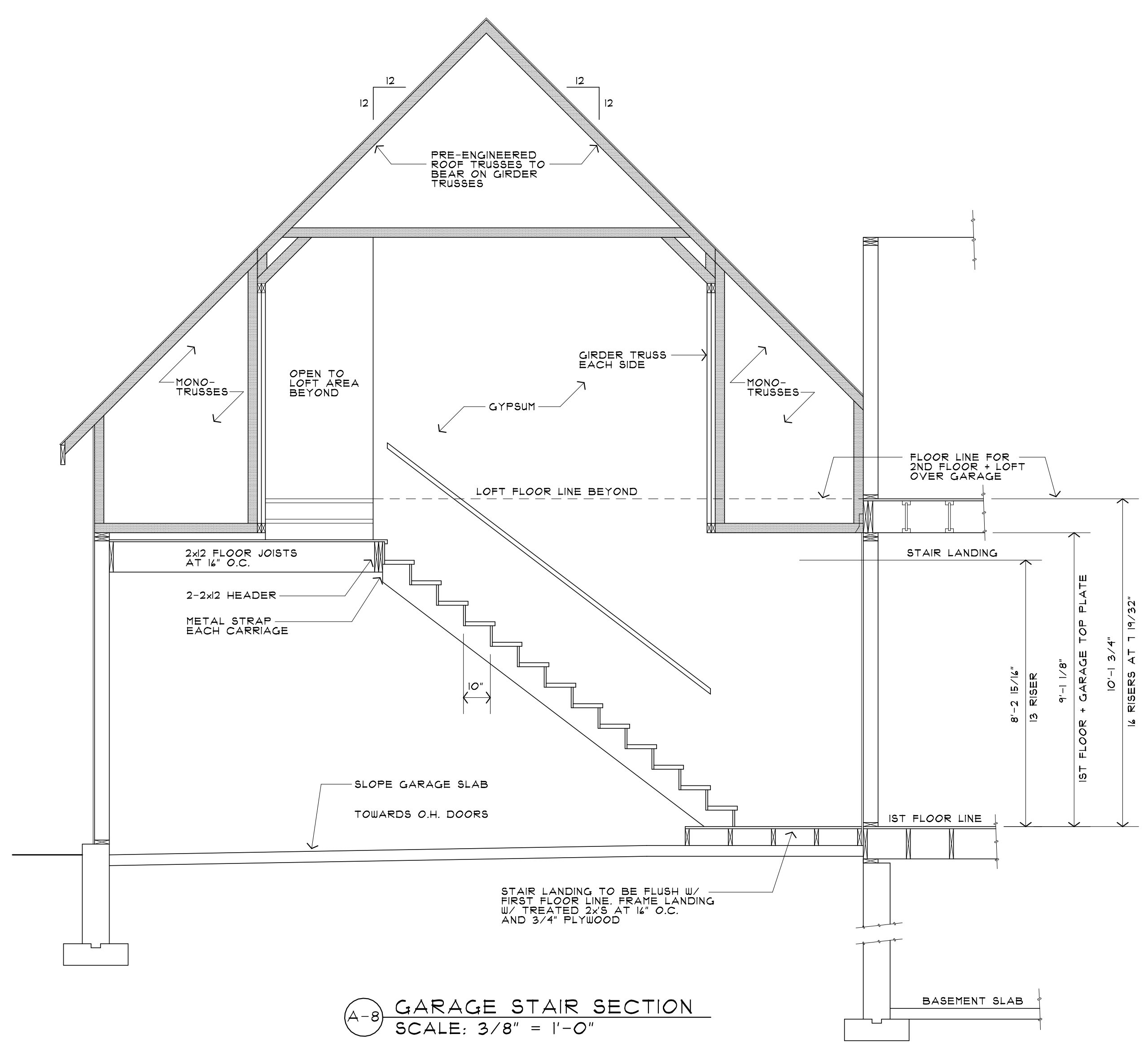
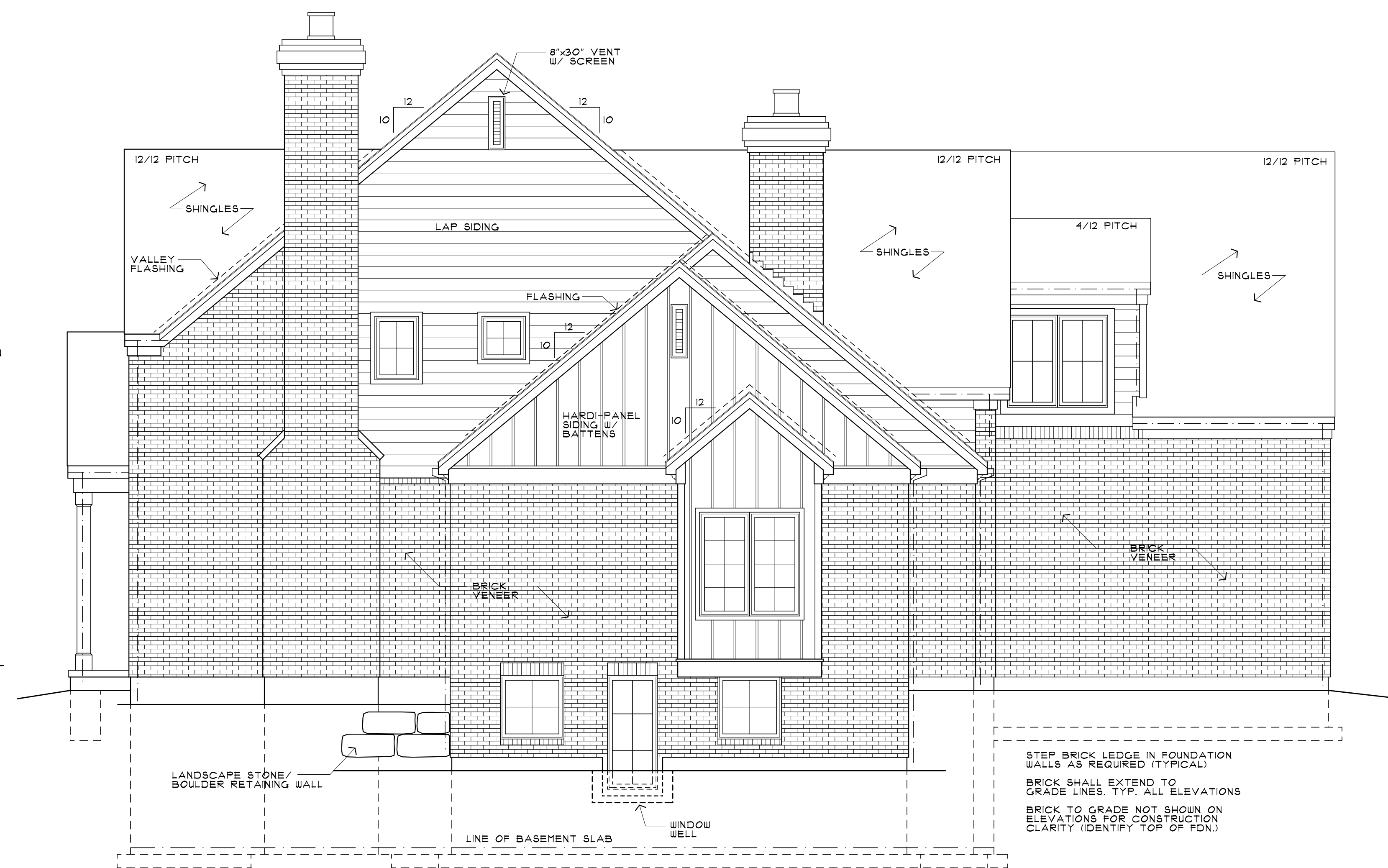
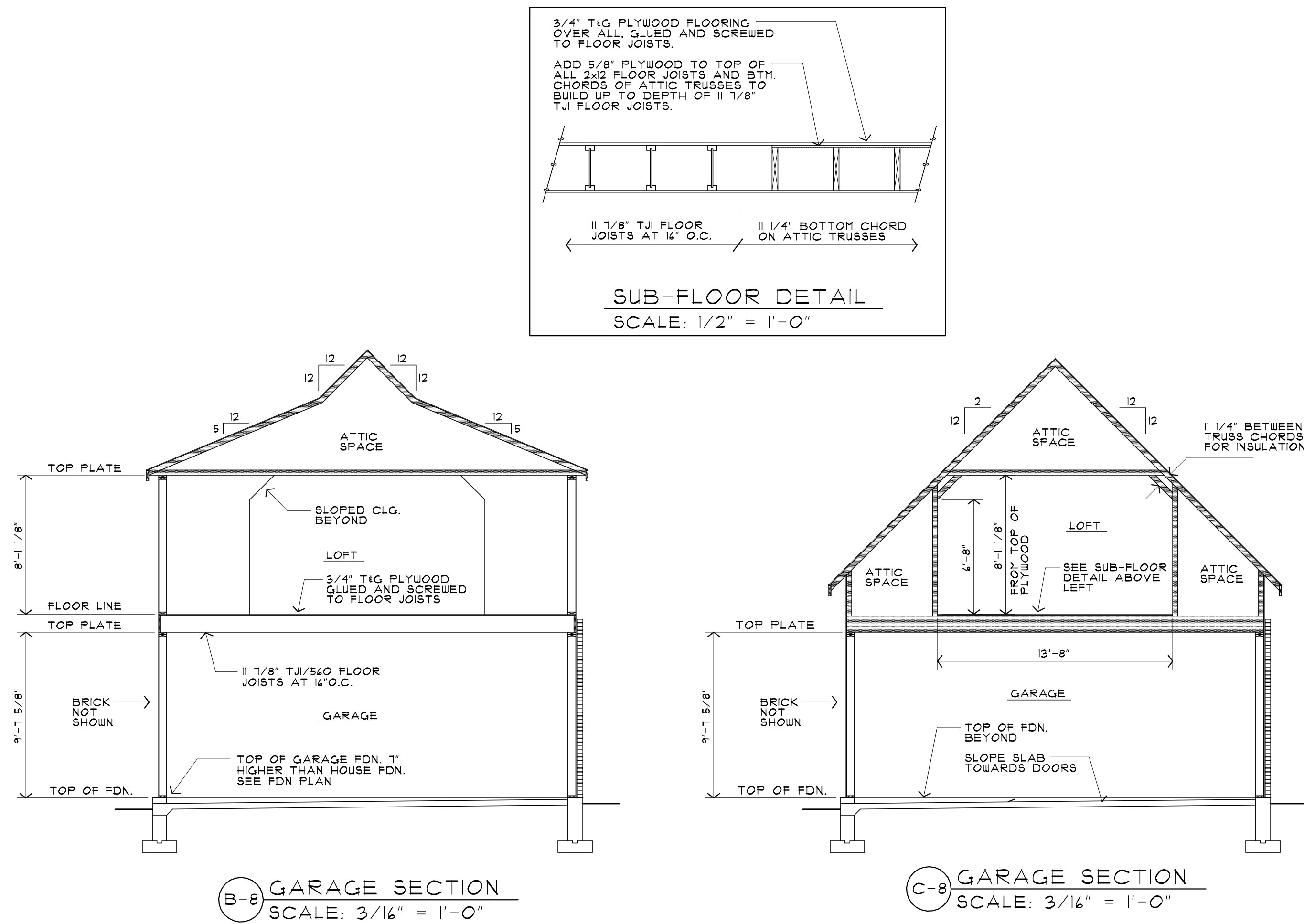
DRAWING ISSUE	
DESCRIPTION	DATE
REVISED 3-5-2021	

DRAWING TITLE
FIRST FLOOR PLAN

DRAWING NO.
SHEET 3 of 14







THE BEND
architectural group, LLC
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jcannon@bendarchitects.com

DreamRunners Ltd
Structural Engineer
Marco Bacchetti
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Maryville, IL 62062
618-550-9417

RESIDENTIAL DESIGN SERVICES, INC.
Mike Whelan
14602 Fairfield Farm Drive
Chesterfield, MO 63017
314-434-1524

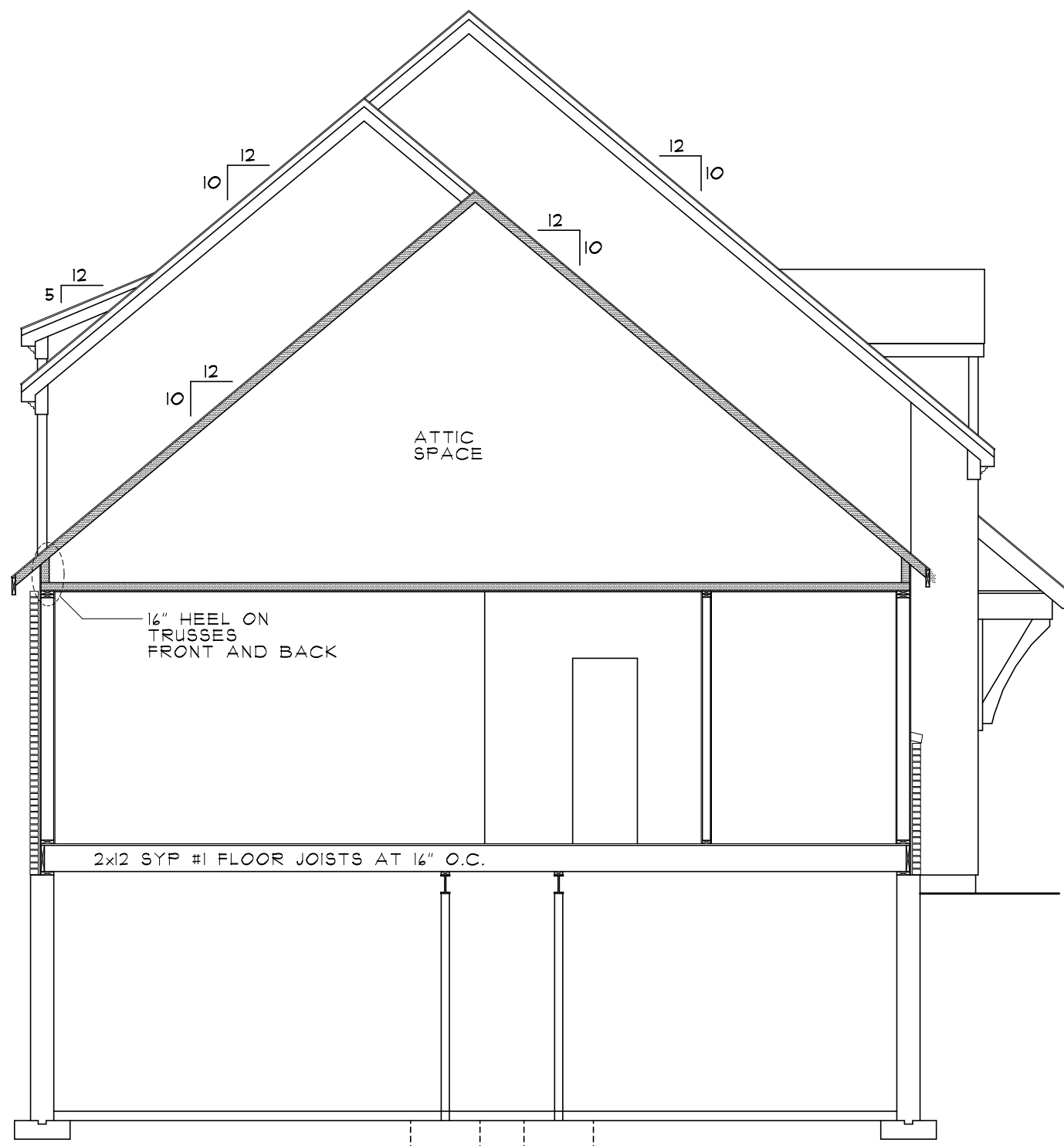
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DESCRIPTION	DATE
REVISED 3-5-2021	

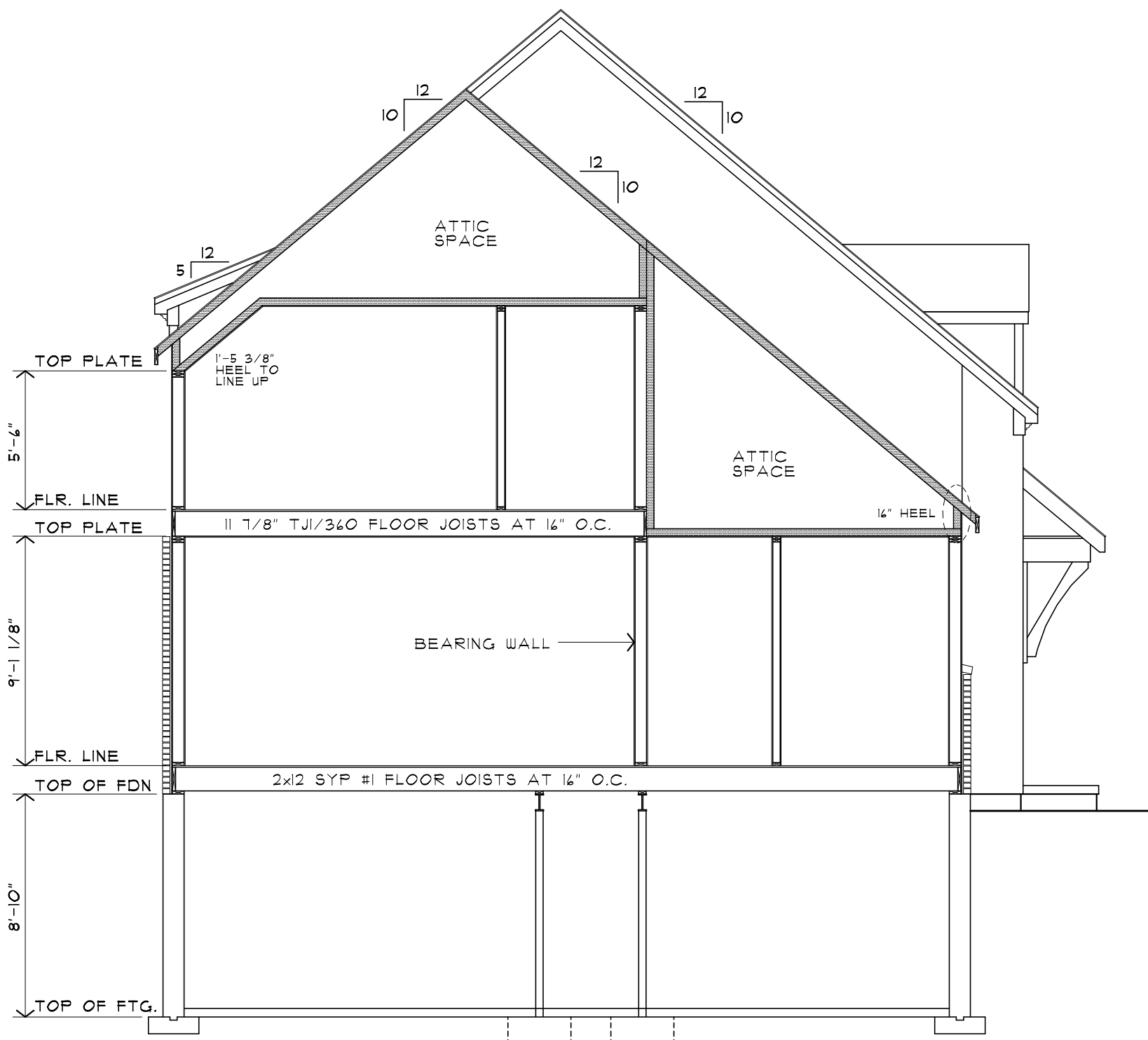
DRAWING TITLE
RIGHT/EAST ELEVATION
LEFT/WEST ELEVATION

DRAWING NO.
SHEET 8 of 14

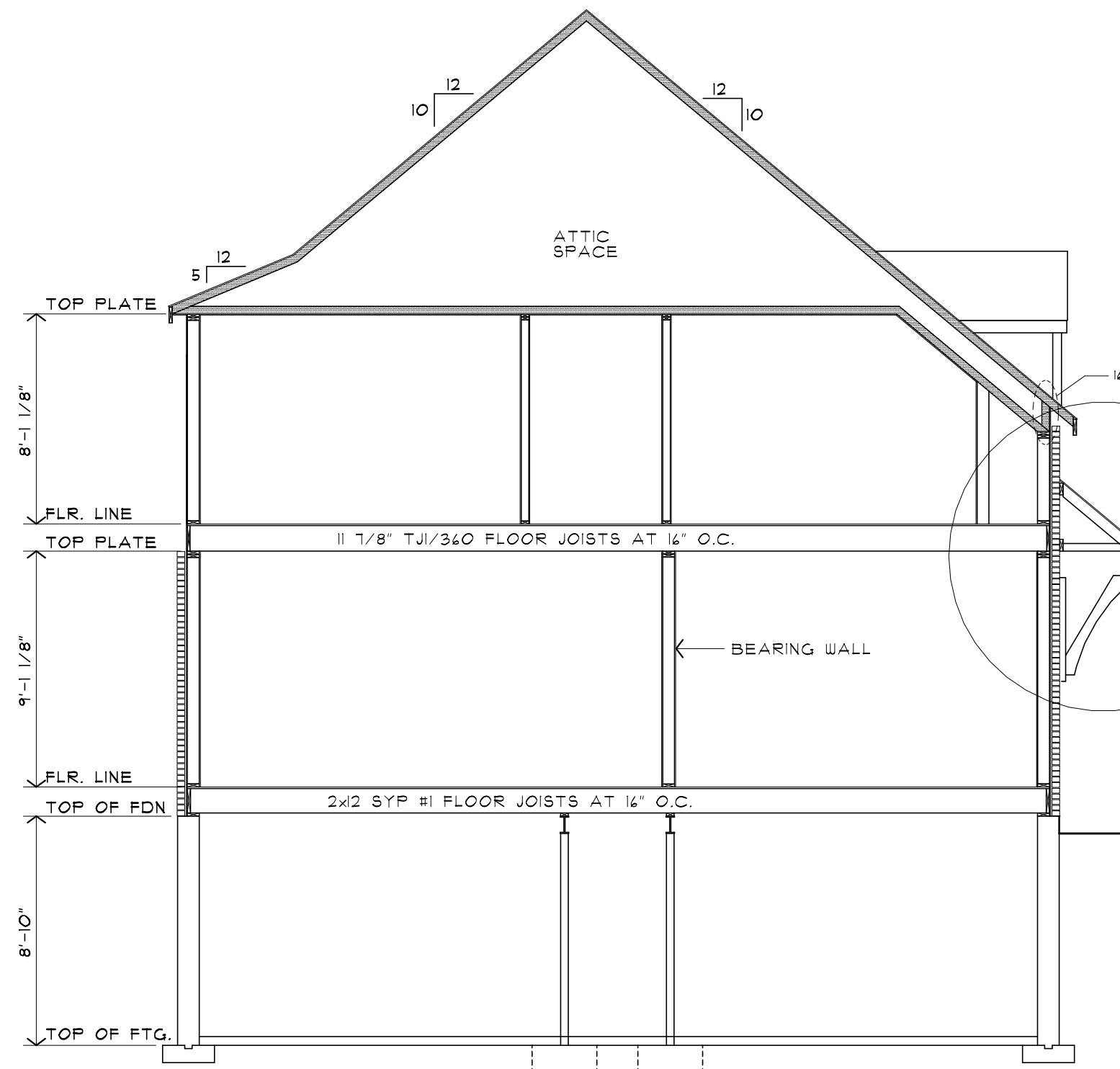
Bend Architectural Group # 2020-47



A-A HOUSE SECTION
SCALE: 3/16" = 1'-0"



B-B HOUSE SECTION
SCALE: 3/16" = 1'-0"



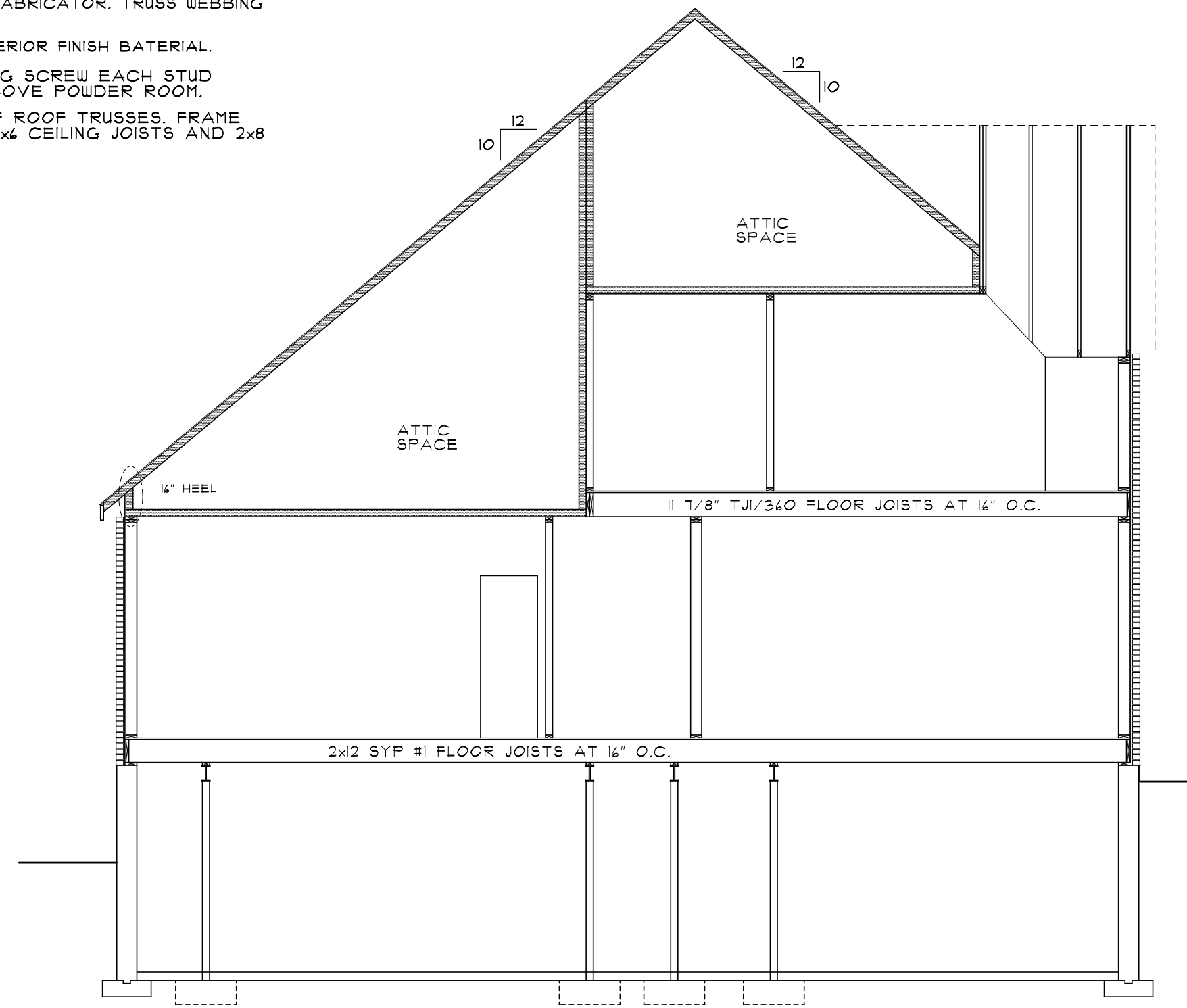
C-C HOUSE SECTION
SCALE: 3/16" = 1'-0"

HOUSE SECTION NOTES

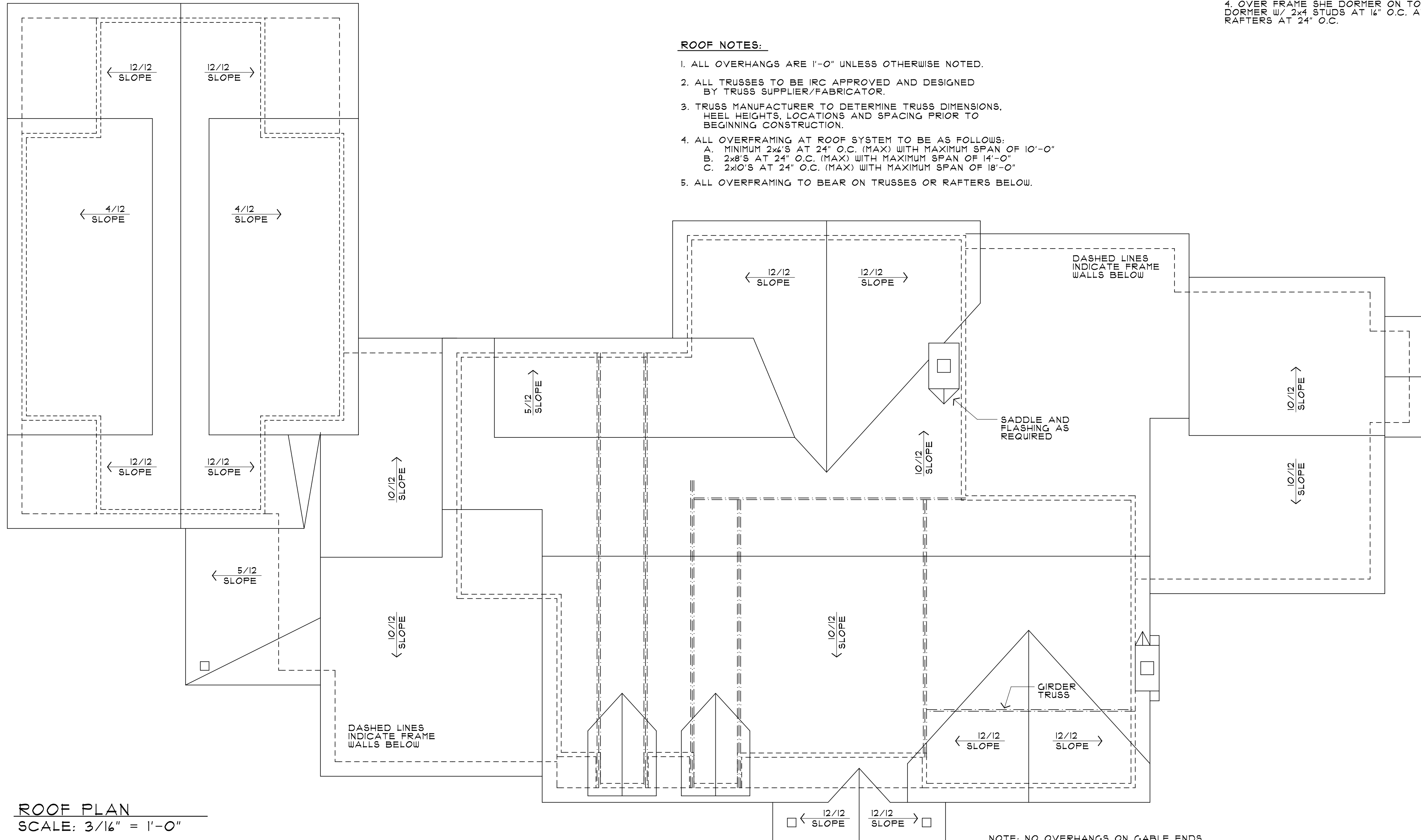
1. SHADED ROOF FRAMING INDICATES PRE-ENGINEERED ROOF TRUSSES. SPACING AND DESIGN BY TRUSS SUPPLIER/FABRICATOR. TRUSS WEBBING NOT INDICATED ON TRUSS PROFILES.
2. ALL OVERHANGS SHALL BE 8" FROM EXTERIOR FINISH MATERIAL.
3. BRICK ANGLE L4 x 4 x 5/16" W/ 1/2" LAG SCREW EACH STUD FOR BRICK ON EXTERIOR STAIR WALL ABOVE POWDER ROOM.
4. OVER FRAME SHE DORMER ON TOP OF ROOF TRUSSES. FRAME DORMER W/ 2x4 STUDS AT 16" O.C. AND 2x6 CEILING JOISTS AND 2x8 RAFTERS AT 24" O.C.

ROOF NOTES:

1. ALL OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.
2. ALL TRUSSES TO BE IRC APPROVED AND DESIGNED BY TRUSS SUPPLIER/FABRICATOR.
3. TRUSS MANUFACTURER TO DETERMINE TRUSS DIMENSIONS, HEEL HEIGHTS, LOCATIONS AND SPACING PRIOR TO BEGINNING CONSTRUCTION.
4. ALL OVERFRAMING AT ROOF SYSTEM TO BE AS FOLLOWS:
A. MINIMUM 2x4'S AT 24" O.C. (MAX) WITH MAXIMUM SPAN OF 10'-0"
B. 2x8'S AT 24" O.C. (MAX) WITH MAXIMUM SPAN OF 14'-0"
C. 2x10'S AT 24" O.C. (MAX) WITH MAXIMUM SPAN OF 18'-0"
5. ALL OVERFRAMING TO BEAR ON TRUSSES OR RAFTERS BELOW.



D-D HOUSE SECTION
SCALE: 3/16" = 1'-0"



ROOF PLAN
SCALE: 3/16" = 1'-0"

NOTE: NO OVERHANGS ON GABLE ENDS